



City of Nashua

Community Development Division

City Hall, 229 Main Street, PO Box 2019
Nashua, New Hampshire 03061-2019

Community Development	589-3095
Planning and Zoning	589-3090
Building Safety	589-3080
Code Enforcement	589-3100
Urban Programs	589-3085
Economic Development	589-3070
Conservation Commission	589-3105
FAX	589-3119
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May 16, 2017

ZONING BOARD OF ADJUSTMENT

MAY 23, 2017

AMENDED AGENDA

Notice is hereby given that a Public Hearing of the City of Nashua Zoning Board of Adjustment will be held on Tuesday, May 23, 2017, at 6:30 PM at the Nashua City Hall Auditorium, 3rd floor, 229 Main Street.

1. Rubin Nashua, LLC d/b/a Bernie & Phyl's Furniture (Owner) Viewpoint Sign & Awning (Applicant) 243 Daniel Webster Highway (Sheet A Lot 128) requesting variance to encroach 11 feet into the 25 foot setback to an intersection (off Spit Brook Road) to replace an existing ground sign with a new ground sign. GB Zone, Ward 7. **[TABLED FROM 5-9-17 MEETING]**
2. Paul B. & Marie T. Lamere (Owners) 9 Reservoir Street (Sheet 65 Lot 64) requesting special exception for an accessory (in-law) dwelling unit. RA Zone, Ward 3.
3. Patricia Kudzma (Owner) 92 Robinson Road (Sheet B Lot 1009) requesting variance to encroach 6 feet into the 25 foot required front yard setback to replace existing front steps and construct a 6'x21' farmers porch. RA Zone, Ward 6.
4. Prem S. & Dolly Sinha (Owners) RJM Management (Applicant) 17 Lisa Drive (Sheet B Lot 2457) requesting variance to encroach up to 7.5 feet into the 40 foot required rear yard setback to construct an attached three-season porch and deck. R18 Zone, Ward 8.
5. Tanya Reuscher (Owner) 278 East Dunstable Road (Sheet B Lot 2697) requesting variance to encroach up to 16 feet into the 40 foot required rear yard setback to construct an attached 16'x16' home addition with a 16'x34' deck. R18 Zone, Ward 8.
6. Jose G. Balderas (Owner) 65 Nagle Street (Sheet 102 Lot 201) requesting a determination whether a material change of circumstances affecting the merits of the application has occurred, or that the application is for a use that materially

differs in nature and degree from the variance denied by the ZBA on 9-13-16; and, if so, requesting the following: 1) special exception to allow an accessory (in-law) dwelling unit; and, 2) variance to exceed maximum size of an accessory dwelling unit, 750 sq.ft allowed - 1,100 sq.ft proposed. RB Zone, Ward 6.

OTHER BUSINESS:

1. Review of Motion for Rehearing: 122 Manchester St (tabled from 4-11-17 meeting; postponed to May 23, 2017 meeting)
2. Review of upcoming agenda to determine proposals of regional impact.
3. Approval of Minutes for previous hearings/meetings:
May 9, 2017

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."